

Economic Indicators

Loudoun County, Virginia

July 2005

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
New Residential Construction					
New Residential Units Permitted	June 2005	854	3,312	3,278	1.0%
Single Family Detached Units Permitted	June 2005	459	1,941	1,875	3.5%
Single Family Attached Units Permitted	June 2005	182	915	902	1.4%
Multifamily Units Permitted	June 2005	213	456	501	-9.0%

Source: Loudoun County Department of Building and Development

New Nonresidential Construction					
Office SF Permitted	June 2005	345,763	1,595,424	1,360,752	17.2%
Flex/Industrial SF Permitted	June 2005	30,866	449,031	139,476	221.9%
Retail SF Permitted	June 2005	256,309	408,956	359,341	13.8%
Other SF Permitted	June 2005	2,382	380,166	398,400	-4.6%
Taxable SF Permitted	June 2005	56,206	357,271	463,535	-22.9%
Nontaxable SF Permitted	June 2005	298,475	1,436,537	1,171,416	22.6%
Total Value Nonresidential Construction	June 2005	47,288	158,887	189,336	-16.1%
Value of New Buildings	June 2005	\$37,799,850	\$226,351,247	\$114,049,757	98.5%
Value of Alterations/Additions	June 2005	\$33,156,230	\$198,409,477	\$83,795,437	136.8%
Route 28 Taxing District SF Permitted	June 2005	\$4,643,620	\$27,941,770	\$30,254,320	-7.6%
Value of Route 28 Permitted Construction	June 2005	83,224	497,160	675,617	-26.4%
	June 2005	\$5,926,144	\$37,749,373	\$42,664,970	-11.5%

Source: Loudoun County Department of Building and Development

Housing Sales					
Single Family Detached	March 2005	1,029	2,657	2,304	15.3%
Single Family Attached	March 2005	509	1,293	1,116	15.9%
Condominium	March 2005	408	1,018	890	14.4%
	March 2005	112	346	298	16.1%

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport					
Total Passengers	April 2005	2,302,200	8,614,558	5,779,828	49.0%
International Passengers	April 2005	366,957	1,459,168	1,321,912	10.4%
Total Freight (metric tonnes)	April 2005	24,186	96,828	99,160	-2.4%

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)	1st Quarter 2005	\$841,059	\$841,059	\$806,694	4.3%
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Source: Virginia Department of Taxation

* Percent change calculated using current year-to-date and last year-to-date.

Economic Indicators

Loudoun County, Virginia

July 2005

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Housing Prices	March 2005	\$526,461	\$499,660	\$417,859	26.0%
Single Family Detached	March 2005	\$655,102	\$640,940	\$541,757	20.9%
Single Family Attached	March 2005	\$430,892	\$422,911	\$339,902	26.8%
Condominium	March 2005	\$289,970	\$281,839	\$229,286	26.5%

Source: Loudoun County Financial Services

At Place Employment					
Employees	4th Quarter 2004	117,215	114,668	106,616	9.9%
New Jobs (over previous quarter)	4th Quarter 2004	2,547			
Establishments	4th Quarter 2004	6,273	6,263	5,808	8.0%
New Businesses (over previous quarter)	4th Quarter 2004	10			
Gross Wages (millions)	4th Quarter 2004	\$1,577	\$1,447	\$1,338	17.9%

Source: Virginia Employment Commission

Consumer Price Index					
Washington-Baltimore DC/MD/VA (1996=100)	May 2005	123.6	122.7	118.9	4.0%
US-All Urban Consumers (1982-84=100)	May 2005	194.4	194.6	189.1	2.8%

Source: US Bureau of Labor Statistics

Civilian Labor Force					
Loudoun County	May 2005	133,792	131,582	121,599	10.0%
Northern Virginia	May 2005	1,363,229	1,339,665	1,295,531	5.2%

Source: Virginia Employment Commission

Unemployment Rate					
Loudoun County	May 2005	2.2	2.1	2.0	10.0%
Northern Virginia	May 2005	2.6	2.5	2.2	18.2%
Virginia	May 2005	3.6	3.4	3.5	2.9%
United States	May 2005	4.9	5.2	5.3	-7.5%

Source: Virginia Employment Commission

Washington Economic Index					
Leading Index (1987=100)	March 2005	110.8	112.3	111.4	-0.5%
Current Index (1987=100)	March 2005	121.5	119.2	107.9	12.6%

Source: Center for Regional Analysis

Non-Residential Vacancy					
Total	2nd Quarter 2005	12.6%	13.8%	17.4%	-27.6%
Office	2nd Quarter 2005	9.3%	11.5%	15.5%	-40.0%
Flex	2nd Quarter 2005	22.2%	24.2%	29.6%	-25.0%
Industrial	2nd Quarter 2005	7.6%	6.7%	7.7%	-1.3%

Source: Realty Information Group

* Percent change calculated using current period and same period previous year.

Loudoun County Department of Economic Development

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All data subject to revision.